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STATE OF NEW JERSEY  
COUNTY OF BERGEN  
BOROUGH OF ELMWOOD PARK  
ZONING BOARD OF ADJUSTMENT

IN RE:  
MATTERS AND DECISIONS RENDERED  
ON WEDNESDAY, MARCH 25, 2015

March 25, 2015  
Municipal Building  
Elmwood Park, New Jersey 07407  
Commencing at 7:30 pm

B E F O R E:  
THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF  
ELMWOOD PARK.

PRESENT:  
JAMES GOLEMBISKI, Chairman  
FRANK BAGLIERI, Vice Chairman  
RONALD VICARI, Bd. Secty.  
JEFFREY FREITAG, Member  
JOSEPH BENIAMINI, Member  
DONALD INGRASSELINO, Member  
FRANK DELLIGATTI, Member  
NICOLE A. OGROSSO, P.E., Bd. Engineer  
JOHN J. CONTE, JR., ESQ., Bd. Atty.  
MATTHEW P. DE MARIA, ESQ., Bd. Atty.

JOSEPH NATALE, C.S.R.  
30 Cedar Island Drive  
Brick, New Jersey 08723  
(732) 477-6710

1	I N D E X		
2	APPLICANT	DISPOSITION	PAGE
3			
4	AGENDA:		
5			
6	BOSHNIAK AMERICAN COMMUNITY CENTER (A14-005)	CARRIED	3
7			
8	BANKERS FINANCIAL Corp. (A14-007)	CARRIED	4
9	ABRAMO (A15-003)	GRANTED	4
10			
11	RESOLUTIONS:		
12	TSUO (A15-001)		3
13	LA PLACE (A15-002)		3
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1 THE CHAIRMAN: Good evening, the regularly  
2 scheduled meeting of the Elmwood Park Zoning Board of  
Adjustment is called to order.

3 This meeting is being held in compliance with the  
Open Public Meetings Act.

4 Roll call vote: Present were Members Beniamini,  
Ingrasselino, Delligatti, Freitag, Alvarez, Vicari,  
Baglieri and Golembiski; Ms. Alvarez was absent.

5 \*\*\*\*\*

6 Mr. Baglieri made a motion to accept the minutes  
7 of the meeting of February 25, 2015, seconded by Mr.  
Ingrasselino.

8 Roll call vote: Voting yes in favor of motion  
were Members Baglieri, Ingrasselino, Delligatti,  
9 Freitag, Vicari and Golembiski.

10 \*\*\*\*\*

11 Mr. Freitag made a motion to accept the  
Resolution in the matter of JOHN TSUO (A15-001),  
12 seconded by Mr. Baglieri.

13 Roll call vote: Voting yes in favor of motion  
were Members Freitag, Baglieri, Ingrasselino,  
Delligatti, Vicari and Golembiski; Mr. Beniamini  
14 abstained.

15 \*\*\*\*\*

16 Mr. Baglieri made a motion to accept the  
Resolution in the matter of MICHAEL LA PLACE (A15-002),  
17 seconded by Mr. Freitag.

18 Roll call vote: Voting yes in favor of motion  
were Members Baglieri, Freitag, Ingrasselino,  
Delligatti, Vicari and Golembiski; Mr. Beniamini  
19 abstained.

20 \*\*\*\*\*

21 The Chairman announced the Board is in receipt of  
a letter regarding application Boshniak American  
22 Community Center (A14-005), requesting an adjournment of  
this matter and waiving any time constraints imposed on  
23 the Board.

24 Mr. Delligatti made a motion to carry the matter  
to the April, 2015 meeting, seconded by Mr. Baglieri.

25 Roll call vote: Voting yes in favor of motion  
were Members Delligatti, Baglieri, Beniamini,  
Ingrasselino, Freitag, Vicari and Golembiski.

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JOSEPH ABRAMO (A15-003) (GRANTED)

3 PREMISES AFFECTED: 252 Rudolph Avenue, Block 1323, Lot  
3.

4 PURPOSE: Variance for front yard and side yard setback.

5 The record notes the recusal of Mr. Vicari for  
this matter.

6

THOMAS J. MESUK, Architect, 197 Valley Boulevard,  
7 Wood-Ridge, New Jersey, sworn.

8

JOSEPH ABRAMO, sworn.

9

Mr. Mesuk testified they are seeking two  
variances, a front yard setback and side yard setback.

10 There is an existing home and they are seeking to  
add an addition in the rear. They are also seeking to  
11 add a front porch to enhance the front facade of the  
house. He testified it's a one-family house and will  
12 remain a one-family house.

13 Mr. Abramo testified the basement is unfinished  
and will remain unfinished.

14 Mr. Mesuk testified the deck in the rear will  
have a couple of stairs down to grade to a grassed area.

15 At this time, A-1 is marked into Evidence (packet  
of photos).

16 Mr. Abramo testified the porch will remain open.

17 After further questioning and discussion by the  
Board, the Chairman opened the meeting to the public.  
Hearing no one, the Chairman closed the public portion.

18 Mr. Ingrasselino made a motion to approve,  
seconded by Mr. Freitag.

19 Roll call vote: Voting yes in favor of motion to  
approve were Members Ingrasselino, Freitag, Beniamini,  
Delligatti, Baglieri and Golembiski.

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BANKERS FINANCIAL

22 CORP. (A14-007) (GRANTED)

PREMISES AFFECTED: 180 Broadway, Block 302, Lot 1.

23 PURPOSE: Site Plan and Use Variance application for Shop  
Rite Supermarket.

24

25 The record notes the return of Mr. Vicari. The  
record also notes the recusal of Matthew DeMaria, Esq.  
and the appearance of John Conte, Jr., Esq. as Acting

1 Board Attorney.

2 MITCHELL W. ABRAHAMS, ESQ. appeared on behalf of  
3 the applicant.

4 NANCY LOTTINVILLE, ESQ. appeared on behalf of the  
5 objector.

6 Mr. Abrahams indicated that due to a defect in  
7 the Notice sent to the Department of Transportation and  
8 some typographical errors, they will have to re-notice.  
9 He requested a special meeting on April 15, 2015 and  
10 agreed to pay for any and all costs involved.

11 Mr. Freitag made a motion to carry this to a  
12 special meeting on April 15, seconded by Mr. Baglieri.  
13 Roll call vote: All voted in favor.

14 \*\*\*\*\*

15 There being no further matters before the Board,  
16 Mr. Baglieri made a motion to adjourn, seconded by Mr.  
17 Freitag, and all members voting in favor of motion to  
18 adjourn, the Chairman adjourned the meeting.

19 RONALD VICARI, Board Secretary

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